

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
JANUARY 24, 2023**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:15 p.m.

Members present: Brian Binney, John Haney, Colin Henderson, Mary Leszczuk

Members absent: Robert McTague

Also Present:

Representing: Representing B&J Group: Kimberly Freimuth, Esquire (Spruce Law Firm), Wayne Kiefer, P.E. (Showalter & Associates)

For the Township: Joseph Jones, Township Engineer, P.E., and Diane Beri, Recording Secretary

REORGANIZATION OF THE BOARD

Chairman:	John Haney
Vice Chairman:	Colin Henderson
Secretary:	Brian Binney
Assistant Secretary:	Mary Leszczuk
Date and Time:	4 th Tuesday of each month at 7:00 p.m.

Item #1: B&J Group, 1001 New Ford Mill Road, Morrisville, PA 19067; TMP #13-051-001-001; Zoned: HI. Owner: Yookel, Inc. Preliminary / Final Land Development – Additions to existing buildings and associated improvements

Kimberly Freimuth, Esquire, presents the application and states the applicant presented a sketch plan over a year ago and we are now before you with preliminary / final plans. This property has an existing industrial building and is approximately 178,000 sq. ft. today and operated by B&J Group. They have been at this location for over 10 years as a warehouse and distribution use where they package, ship and store materials in the chemical industry. The applicant is proposing three building additions to the property totaling 56,840 sq. ft. The front two additions are for storage of non-flammable material; the addition to the rear is for storage of flammable material. We wanted to separate the non-flammable materials from the flammable materials. There is a green roof proposed in connection with the additions. We are adding an infiltration basin (stormwater basin) to address the additional impervious.

We have received a zoning variance to increase the impervious surface on this site. The plan is the same as the sketch plan. The applicant will comply with all items in all review letters. Our engineers have spoken to Mr. Jones (Township Engineer) and we believe we can work through all of the comments. We are requesting three waivers.

Review letter from Jones Engineering Associates dated January 17, 2023

All items are a will comply with the exception of the following:

191-8	Requesting a waiver to combine preliminary and final land development
191-48.A	Requesting a waiver to not require street trees along New Ford Mill Road
191-52.1.B	
(8)(a)	Requesting a waiver to allow greater than 20% of the wetland margin to be disturbed

Member Binney asks what the percentage of the wetland margin is you will disturb.

Wayne Kiefer responds approximately 29 percent.

Chairman Haney asks if there is an accident or leak, can that basin be shut down so it will not infiltrate into the wetlands.

Mr. Kiefer says the basin itself is in the other direction; it would drain back from the site and not towards the wetlands.

No further Board comments.

No public comments.

Member Leszczuk recommends approval for the Preliminary and Final land development application for B&J Group, 1001 New Ford Mill Road, TMP #13-051-001-001, based on Jones Engineering Associates' review letter of January 17, 2023, with waiver requests for Sections 191-8, 191-48(A), and 191-52.1(B)(8)(a), Remington Vernick's review letter dated January 5, 2023, and any future requests of the Fire Marshal.

Member Binney seconds the motion.

All in favor 4-0. APPROVED FOR PRELIMINARY / FINAL LAND DEVELOPMENT

Item #2: Minutes

Minutes of December 22, 2022 approved.

All in favor 4-0.

Meeting adjourned 7:15 p.m